

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN
3 TRACTS OF LAND LOCATED IN THE SOUTH MANCHACA
4 NEIGHBORHOOD PLANNING AREA.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 add a vertical mixed use building (V) combining district to certain tracts of land (the
10 "Property") described in Zoning Case No. C14-2007-0216, on file at the Neighborhood
11 Planning and Zoning Department, as follows:

12
13 Approximately 63 acres of land in the City of Austin, Travis County,
14 Texas, more particularly described and identified in the tract map
15 attached as Exhibit "A" (*South Manchaca Neighborhood Planning*
16 *Area*),

17
18 located in the South Manchaca neighborhood planning area, locally known as the area
19 bounded by West Ben White Boulevard on the north, South 1st Street on the east, Stassney
20 Lane on the south, and Manchaca Road on the west, in the City of Austin, Travis County,
21 Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

22
23 Except as provided in this ordinance, the existing base zoning districts and conditions
24 remain in effect.

25
26 **PART 2.** The zoning districts for the tracts of land are changed from limited office (LO)
27 district, limited office-mixed use-conditional overlay (LO-MU-CO) combining district,
28 neighborhood commercial (LR) district, neighborhood commercial-conditional overlay
29 (LR-CO) combining district, neighborhood commercial-mixed use-conditional overlay
30 (LR-MU-CO) combining district, community commercial (GR) district, general
31 commercial services (CS) district, and commercial-liquor sales (CS-1) district to limited
32 office-vertical mixed use building (LO-V) combining district, limited office-mixed use-
33 vertical mixed use building-conditional overlay (LO-MU-V-CO) combining district,
34 neighborhood commercial-vertical mixed use building (LR-V) combining district,
35 neighborhood commercial-vertical mixed use building-conditional overlay (LR-V-CO)
36 combining district, neighborhood commercial-mixed use-vertical mixed use building-
37 conditional overlay (LR-MU-V-CO) combining district, community commercial-vertical

mixed use building (GR-V) combining district, general commercial services-vertical mixed use building (CS-V) combining district, and commercial-liquor sales-vertical mixed use building (CS-1-V) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
1	320815	704 W STASSNEY LN	GR	GR-V
		708 W STASSNEY LN		
	320816	734 W STASSNEY LN	GR	GR-V
		732 W STASSNEY LN		
		726 W STASSNEY LN		
		730 W STASSNEY LN		
		746 W STASSNEY LN		
2	319735	1600 W STASSNEY LN	CS	CS-V
	319736	1606 W STASSNEY LN	CS	CS-V
	511148	1402 W STASSNEY LN	GR	GR-V
	511149	0 W STASSNEY LN	GR	GR-V
		LOT 2 MOTSENBOCKER SUBD SEC 2		
	511150	1408 W STASSNEY LN	GR	GR-V
	511151	1510 W STASSNEY LN	CS	CS-V
		1500 W STASSNEY LN		
3	319680	1806 W STASSNEY LN	LO	LO-V
4	319681	1912 W STASSNEY LN	GR	GR-V
	319685	5517 MANCHACA RD		
5	319684 (Portion only)	5401 MANCHACA RD (the south 100 feet of Lot 1, Crockett Commercial Area Section Two, of record in Book 49 at Page 100 of the Plat Records of Travis County Texas)	GR	GR-V
7	509247	4503 MANCHACA RD	LO	LO-V
	509248	4501 MANCHACA RD	LO	LO-V
8	509258	4415 MANCHACA RD	LR	LR-V
		4413 MANCHACA RD		
		4411 MANCHACA RD		
	509259	4409 MANCHACA RD	LO	LO-V
	509260	4407 MANCHACA RD	LR	LR-V
	509261	4403 MANCHACA RD	LR	LR-V
	509262	1913 W BEN WHITE BLVD EB	GR	GR-V
	509263	1911 W BEN WHITE BLVD EB	GR	GR-V
	509264	1901 W BEN WHITE BLVD EB	GR	GR-V

Tract #	TCAD Property ID	COA Address	FROM	TO
9	509300	4405 MERLE DR	GR	GR-V
		1815 W BEN WHITE BLVD EB		
	509301	1811 W BEN WHITE BLVD EB	GR	GR-V
	509302	4406 1/2 RUSSELL DR	GR	GR-V
10	509325	4411 RUSSELL DR	LR-MU-CO	LR-MU-V-CO
		4409 RUSSELL DR		
	509326	4407 RUSSELL DR	LR-MU-CO	LR-MU-V-CO
	509327	4405 RUSSELL DR	LR-MU-CO	LR-MU-V-CO
	509328	4403 RUSSELL DR	LO	LO-V
11	312800	0 W BEN WHITE BLVD EBABS 8 SUR 20 DECKER I ACR 2.45	GR	GR-V
	312801	1421 W BEN WHITE BLVD EB	GR	GR-V
		1411 W BEN WHITE BLVD EB		
	312802	0 W BEN WHITE BLVD EB LOT 1 HALLE-VON VOIGTLANDER SUBD NO 1	GR	GR-V
	312803	4312 GILLIS ST	GR	GR-V
		1401 W BEN WHITE BLVD EB		
		4314 GILLIS ST		
	365442	1701 W BEN WHITE BLVD EB	GR, CS	GR-V, CS-V
		1705 W BEN WHITE BLVD EB		
12	509329	4401 RUSSELL DR	LR	LR-V
	312811	4317 GILLIS ST	LO-MU-CO	LO-MU-V-CO
13	312804	1315 W BEN WHITE BLVD EB	GR, CS	GR-V, CS-V
	312817	1333 W BEN WHITE BLVD EB	GR	GR-V
	312818	4311 GILLIS ST	GR	GR-V
		1323 W BEN WHITE BLVD EB		
14	312670	4310 JAMES CASEY ST	LO	LO-V
15	312662	4320 JAMES CASEY ST	LO	LO-V
16	312711	4319 JAMES CASEY ST	LO	LO-V
		4319 1/2 JAMES CASEY ST		
	312736	4303 JAMES CASEY ST	LO	LO-V
	312737	4309 JAMES CASEY ST	LO	LO-V
		4305 JAMES CASEY ST		
		4301 JAMES CASEY ST		
	312740	4307 JAMES CASEY ST	LO	LO-V
	312742	4315 JAMES CASEY ST	LO	LO-V

Tract #	TCAD Property ID	COA Address	FROM	TO
	312743	0 JAMES CASEY ST LOT 2A RESUB OF LOT 2 LESS NW 10FT RADER ALICE MARY SUBD	LO	LO-V
	312745	627 RADAM LN	LO	LO-V
	312746	4203 JAMES CASEY ST	LR	LR-V
	312763	4215 JAMES CASEY ST	LO	LO-V
		4209 JAMES CASEY ST		
		4207 JAMES CASEY ST		
	312767	621 RADAM LN	LO	LO-V
	312769	4313 JAMES CASEY ST	LO	LO-V
		4311 JAMES CASEY ST		
	312677	601 W BEN WHITE BLVD EB	GR	GR-V
17	312678	616 RADAM LN	LO	LO-V
		620 RADAM LN		
		626 RADAM LN		
		628 RADAM LN		
		4101 JAMES CASEY ST		
	359420	611 W BEN WHITE BLVD EB	GR, CS-1, CS	GR-V, CS-1-V, CS-V
		603 W BEN WHITE BLVD EB		
	553461	4007 JAMES CASEY ST	GR	GR-V
18	312713	615 RADAM LN	LR-CO	LR-V-CO
		617 RADAM LN		
19	312720	603 RADAM LN	CS	CS-V
20	312744	0 S 1ST ST .39 ACR OF BLK 8D&9D BOULDIN J E ESTATE	GR	GR-V

PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.
- B. The following applies to Tracts 1-5, 7-9, 11, and 13-20:
 - 1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).

1 2. The property is subject to the parking reductions identified in Article 4.3.3
2 E.3. (*Dimensional and Parking Requirements*).

3
4 3. For property in office districts, the additional uses allowed under Article
5 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

6
7 C. The following applies to Tracts 10 and 12:

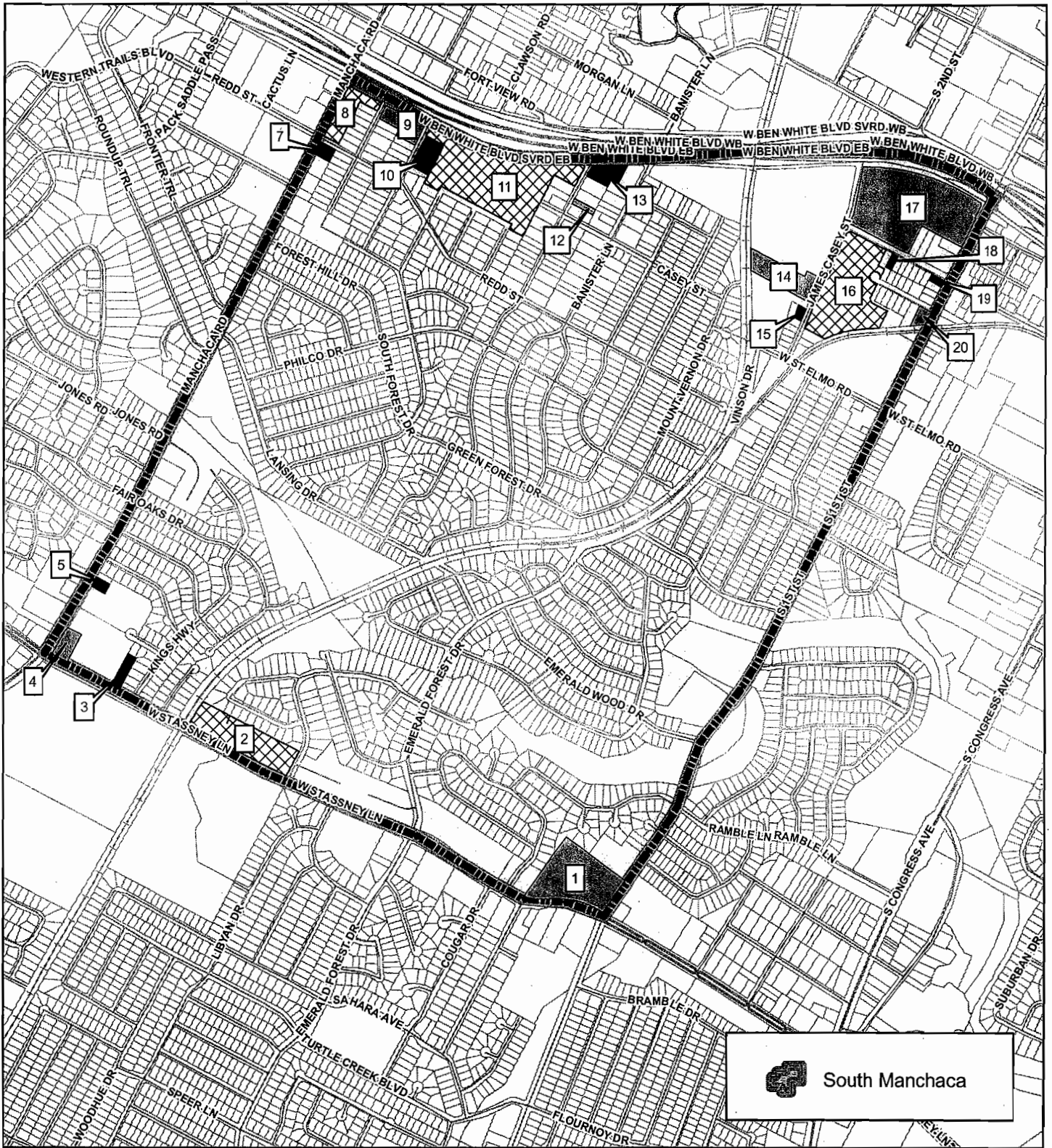
8
9 The property is exempt from the dimensional standards identified in Article
10 4.3.3 E.2. (*Dimensional and Parking Requirements*).

11
12 **PART 4.** This ordinance takes effect on _____, 2007.

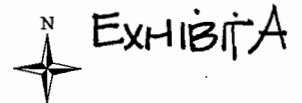
13
14
15 **PASSED AND APPROVED**

16
17 §
18 §
19 _____, 2007 § _____
20 Will Wynn
21 Mayor

22
23
24 **APPROVED:** _____ **ATTEST:** _____
25 David Allan Smith Shirley A. Gentry
26 City Attorney City Clerk



**South Manchaca Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
Properties Eligible for VMU Opt-In
Case # C14-2007-0216**

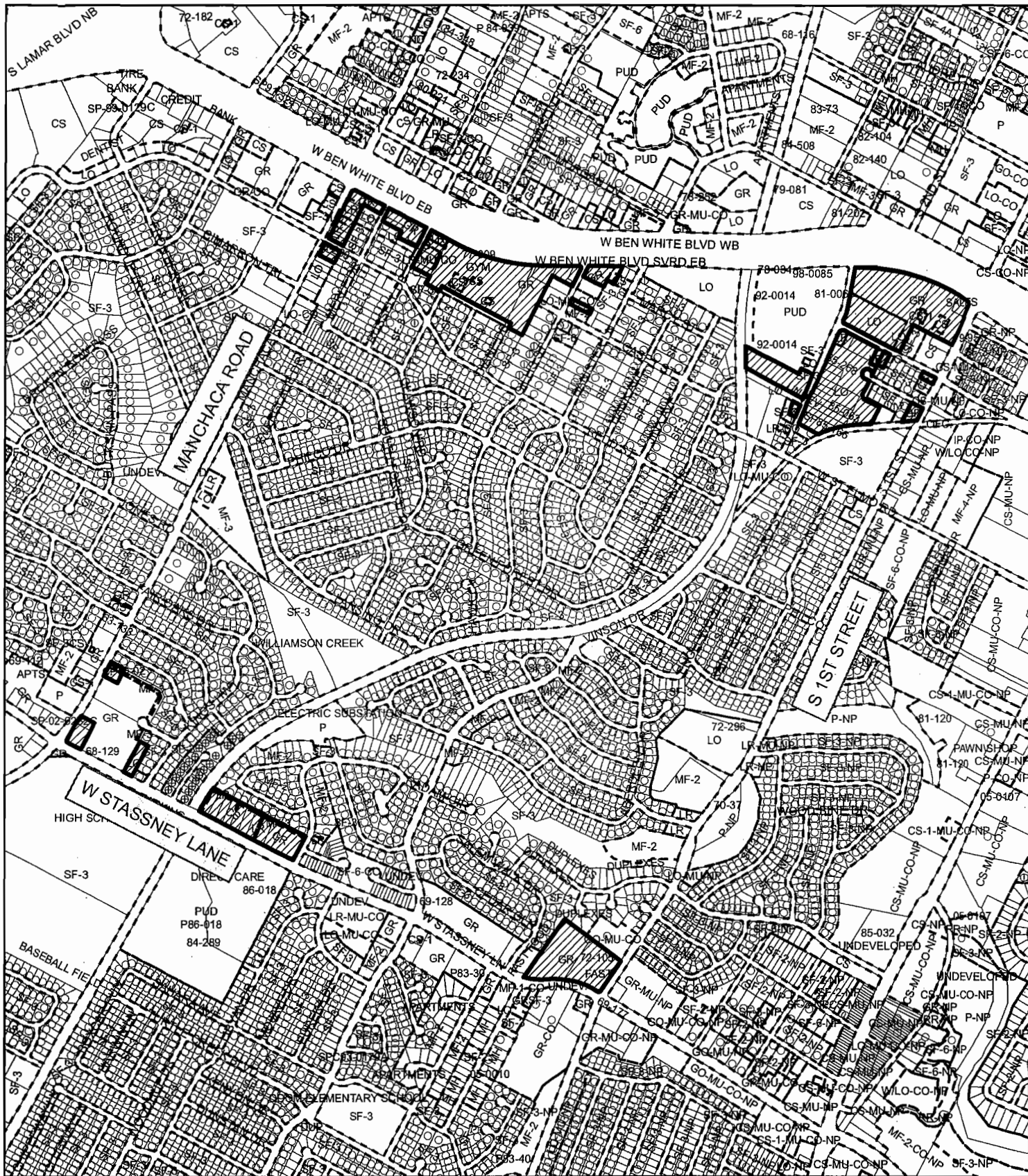


0 500 1,000 2,000 Feet



Produced by City of Austin
Neighborhood Planning and Zoning Dept.
Updated 12-10-07




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ZONING

EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2007-0216
 ADDRESS: W BEN WHITE BLVD
 SUBJECT AREA: 63.67 ACRES
 GRID: F17-18 G17-19 H18
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS

1" = 1200'

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